

Newton Longville Neighbourhood Plan Regulation 14 Pre-Submission Consultation



In September you gave us your views. The draft Plan has been amended and we've moved to the next consultation stage. There is again an opportunity to tell us what you think so please read on...

What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

[www.gov.uk/guidance/neighbourhood-planning]

What is the 'Regulation 14 Consultation'?

The Neighbourhood Planning (General) Regulations 2012 state:

14. Before submitting a plan proposal to the local planning authority, a qualifying body must—
- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area —
 - (i) details of the proposals for a neighbourhood development plan;
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii) details of how to make representations; and
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
 - (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
 - (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

[Regulation 14, Neighbourhood Planning (General) Regulations 2012 as amended]

Neighbourhood Plan – Regulation 14 Consultation

We had a two week consultation period on the Neighbourhood Plan in September. By the time this had ended on the 29th we had received 207 written responses and seen 120 attend one of the drop-ins held at Longueville Hall and the Free Church. We did circulate a leaflet after the event which thanked everyone who had participated but it would not be amiss to repeat the Parish Council's appreciation here.

Although just under 97% of those who provided feedback expressed support for the Plan with the overall scores for all of the other questions being positive, we did get some useful comments and these were taken into account in an updated draft of the document which went to our Neighbourhood Plan consultant. She sent back a small number of recommendations for further changes which we have also taken into account.

The substance of the draft Neighbourhood Plan has not changed from the version that was so well supported in September. The amendments that have been made are largely presentational, clarifying meaning and justification.

This step into the Regulation 14 Pre-Submission consultation phase marks another milestone in the process to get our village's Neighbourhood Plan 'Made', and we believe we are still on course for this to be completed by May 2024.

Please read on for:

- NP 1. A summary of the feedback received from the September 2023 consultation phase.
- NP 2. A summary of the more significant changes made since the September 2023 version.
- NP 3. An outline of the Vision, Objectives, Policies and Aspirations as described in the latest edition of the draft Neighbourhood Plan.
- NP 4. Information on how you can see or acquire a copy of the full draft Neighbourhood Plan document.
- NP 5. Dates for your diary – Information on the two drop-in consultation sessions that we will be holding in November and December.
- NP 6. Guidance on how you can provide your views on the Newton Longville Neighbourhood Plan.

Please note:
This consultation stage ends on **Wednesday 3 January 2024**.
Comments to be received by that date.

Ian Whipp, Chair, Newton Longville Parish Council, November 2023

NP Section 1 - Summary of the feedback received from the September 2023 consultation phase

In total we received 207 valid responses (with 1 anonymous and incomplete paper form which could not be counted).

Q5. Additional housing needs to be provided within the parish boundary (Policies NL1-3)

- | | |
|-----------------------------|--------------------------------|
| ✓ 47 (22.7%) strongly agree | ✗ 37 (17.9%) disagree |
| ✓ 88 (42.5%) agree | ✗ 35 (16.9%) strongly disagree |

Q6. Additional housing should include provision for young people and older residents, including shared ownership, affordable housing and homes to rent (Policy NL4)

- | | |
|-----------------------------|-------------------------------|
| ✓ 88 (42.5%) strongly agree | ✗ 24 (11.6%) disagree |
| ✓ 80 (38.6%) agree | ✗ 15 (7.3%) strongly disagree |

Q7. It is important for Newton Longville to remain a separate community, not physically merged with adjacent settlements (such as Milton Keynes) (Policy NL5)

- | | |
|------------------------------|----------------------------|
| ✓ 190 (91.8%) strongly agree | ✗ 5 (2.4%) disagree |
| ✓ 12 (5.8%) agree | ✗ 0 (0%) strongly disagree |

Q8. It is important to protect the heritage of the village, including its historical buildings and other structures (Policies 7-10 + Aspiration A)

- | | |
|------------------------------|----------------------------|
| ✓ 191 (92.3%) strongly agree | ✗ 1 (0.5%) disagree |
| ✓ 15 (7.2%) agree | ✗ 0 (0%) strongly disagree |

Q9. The rural character of the village should be protected, including the green spaces and public rights of way (Policies 12-14)

- | | |
|------------------------------|----------------------------|
| ✓ 193 (93.2%) strongly agree | ✗ 0 (0%) disagree |
| ✓ 14 (6.8%) agree | ✗ 0 (0%) strongly disagree |

Q10. Our village needs to have its own community facilities and retail services (Policies NL15-17)

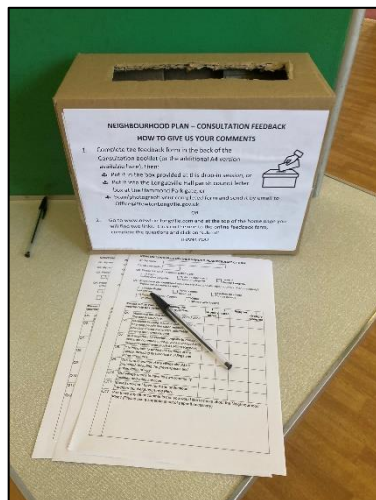
- | | |
|------------------------------|------------------------------|
| ✓ 160 (77.3%) strongly agree | ✗ 3 (1.4%) disagree |
| ✓ 42 (20.3%) agree | ✗ 2 (1.0%) strongly disagree |

Q11. Based on what I have read and understood, I support our Neighbourhood Plan (full plan)

- | | |
|------------------------------|------------------------------|
| ✓ 123 (59.4%) strongly agree | ✗ 4 (1.9%) disagree |
| ✓ 77 (37.2%) agree | ✗ 3 (1.5%) strongly disagree |

NP Section 2 - Summary of the significant changes made to the draft Plan since the September 2023 version

1. Policy Map – The planning consultation made a strong recommendation that the Plan includes an overall Policy Map (or Maps) showing the boundaries of sites referred to in the policies (as well as the individual maps provided per policy where applicable).
2. Policies' wording – Slight changes to the text to put more emphasis on what we would welcome rather than what we wouldn't.
3. Policies versus Aspirations – The planning consultant also recommended that we separate our policies (items directly related to development and planning) from aspirations (items which are important to the village but which are not land planning related).
4. Policy NL3 (Housing Site Allocations) – Policy amended to make it clearer that the Cobb Hall Road site has already been identified in the Vale of Aylesbury Local Plan with outline planning permission previously granted. Also, more detail on the housing allocations/commitments for the village as set out in the Vale of Aylesbury Local Plan (VALP). Also, clarification on the location of Dagnell House.
5. Policy NL 4 (Housing Mix) – Removal of the specific references in the policy to single-storey homes.
6. Policy NL5 (No Further Coalescence) – Change of title to 'Areas of Separation to Prevent Further Coalescence' with use of 'Areas of Separation' term in place of 'Separation Zone'.
7. Policy NL7 (The Conservation Area) – A change of emphasis on views and vistas.
8. Policy NL11 (Transport & Parking) – Separate aspiration added to cover residents' views on traffic reduction and traffic calming.
9. Policy NL16 (Commercial, Business & Service Uses) – Policy amended to make it clearer that this one is about trying to protect Class E premises from conversion to other uses which would not provide the same level of benefits for residents and visitors to the village.



NP Section 3 – Neighbourhood Plan Vision, Objectives, Policies and Aspirations summary

The Vision and Objectives for the Neighbourhood Plan

Our **Vision** for our parish is to ensure that the village of Newton Longville continues to be a lovely place to live, enhancing that experience for the benefit of current and future residents. Our aim is that residents will want to continue to live in the parish, and that others will wish they could. By 2033 we wish to have a village which is even better than it is today.

The **Key Objectives** of the Neighbourhood Plan are to:

- i. Maintain the essential separate identity of the village and parish, and retain that essentially rural character which is valued by residents.
- ii. Conserve the village's scale and character, maintaining the rural environment for the comfort, well-being and benefit of residents.
- iii. Take opportunities to reduce the environmental impact of development by ensuring it is sustainable and causes the least possible environmental impact.
- iv. Protect and enhance the green infrastructure within the parish for the benefit of residents and visitors, and the flora and fauna which is so important to the environment in which we live.
- v. Have a balanced social structure with a mixed community, supporting the school and sustaining existing facilities.
- vi. Foster activities and encourage the development of infrastructure and provision of resources that enhance the community and support facilities. This includes the provision of affordable housing and a wide range of properties for private sale.
- vii. Work to lessen the adverse impact of road traffic on the village and aim to enhance transport and other links to neighbouring communities.
- viii. Recognise, preserve and celebrate the rich and varied heritage to the benefit of residents and visitors.
- ix. Encourage and support local businesses which provide valuable retail services and employment opportunities that benefit residents and visitors to our parish.

Our Settlement Boundary and Future Development

POLICY NL1 (Settlement Boundary) establishes and defines the Settlement Boundary to distinguish the consideration of planning applications within the boundary from those outside it. After a Call for Sites and consultation with residents, a Settlement Boundary was proposed which runs around the outer edge of the main part of the village (see map on page 24). This boundary was agreed by the Parish Council in July 2021. The policy allows for the continued growth of the village through suitable infill sites, but aims to limit development beyond the Settlement.

POLICY NL2 (Development within the Settlement Boundary) is specific to the part of the village lying within the boundary, although some of the principles may apply to development elsewhere in the parish that is supported by other policies. Included in this policy are requirements for development to be in keeping with features of the existing village, including building design, building materials, housing density and boundary treatments. The purpose of this policy is to conserve the character of the village by ensuring that its look and feel is not changed to the detriment of current and future residents.

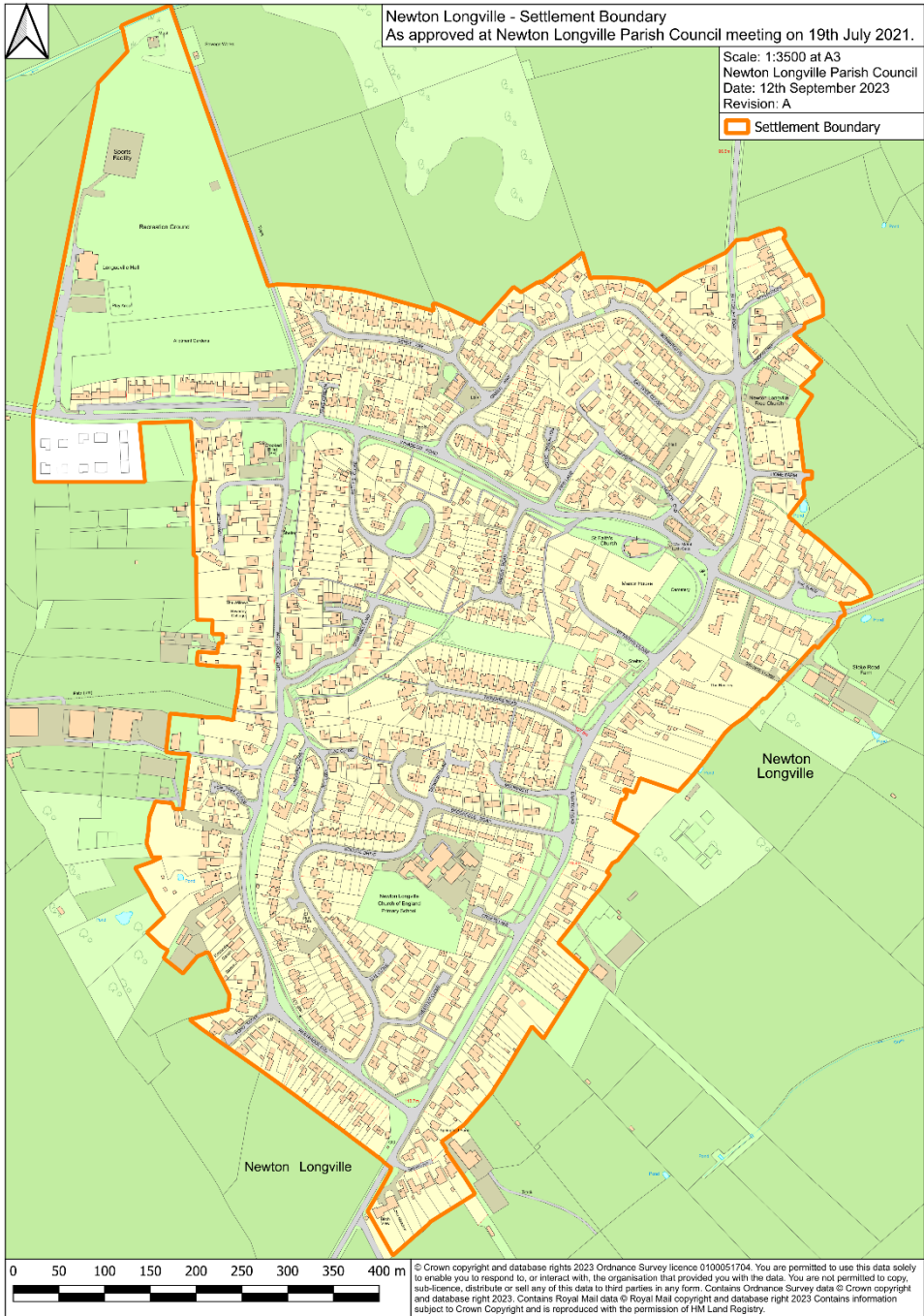
The intention for **POLICY NL3 (Housing Site Allocations)** is to ensure the housing needs of its residents and future residents are met, particularly with regard to affordable housing and provision for the elderly. This policy refers to the VALP (Vale of Aylesbury Local Plan) which set a housing target of 52 dwellings, the majority of which had already been built or were in the process of being built (for example the 17 home Fletton Drive development).

To meet the target of 52 new dwellings, Policy NL3 proposes two sites for residential development which have already been the subject of recent planning applications and which are in the Buckinghamshire Council's current Local Plan, the VALP. These are listed below:

- Dagnall House off Buckingham Road (outline planning approval 19/02126/AOP for 6 dwellings granted by AVDC in October 2020)
- Cobb Hall Road (15/02242/AOP application for 15 dwellings).

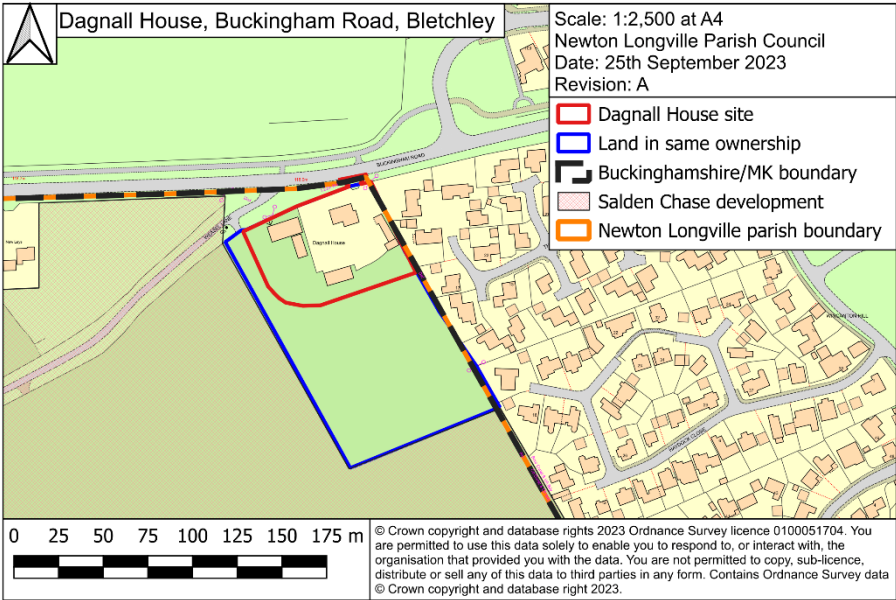
It is important to note that should development on these two sites go ahead, the detailed design and layout should be subject to the requirements of other policies set out in the Neighbourhood Plan. For example, the design of new buildings on this site should be proportionate in scale to the existing village and reflect village character in terms of layout, detailed design and materials.

Proposed Settlement Boundary Plan (Policy NL1)

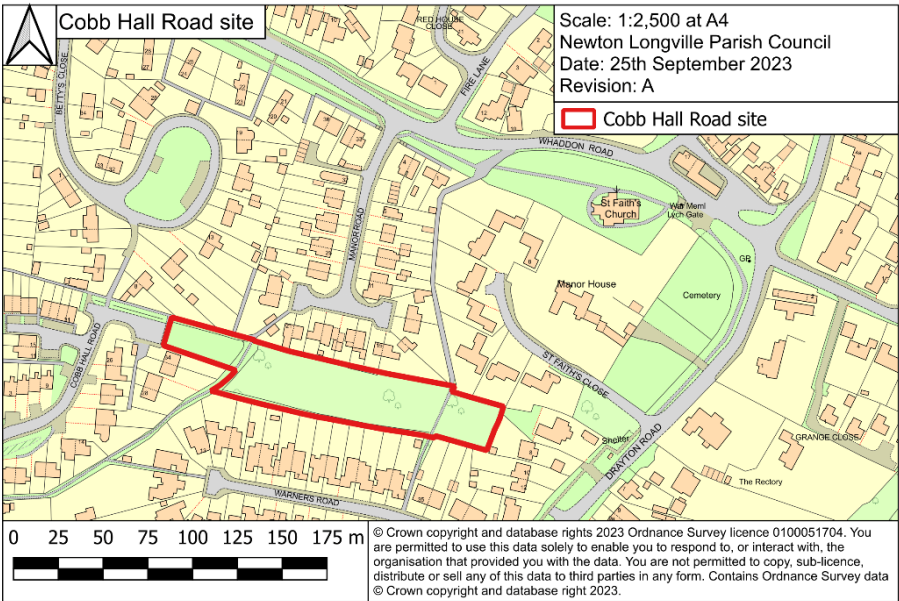


Housing Allocations (NL3)

Dagnall House site



Cobb Hall Road site



Our Settlement Boundary and Future Development (cont.)

POLICY NL4 (Housing Mix) is worded to ensure that the right type of housing is available with a balance between the needs of all sections of the community. In particular, the Neighbourhood Plan would support the VALP policies which would enable the support of young people who want to stay in the village with affordable housing, and requiring suitable housing for older residents, giving them the option to downsize while remaining in the area, surrounded by their family and friends.



In addition to feedback received during the formulation of the Neighbourhood Plan, we know from comments received about potential developments in this area (such as Salden Chase, the extension of Newton Leys and the link road proposal) that most if not all residents want Newton Longville to remain a village.

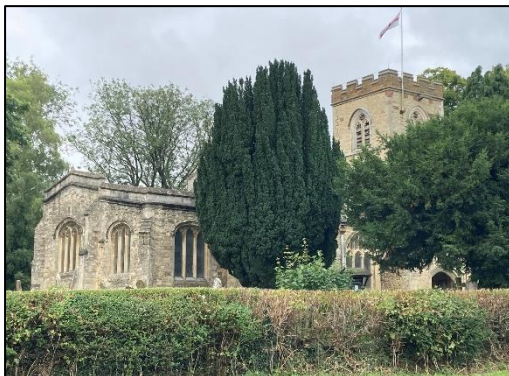
POLICY NL5 (Areas of Separation to Prevent Further Coalescence)

should help protect Newton Longville's integrity and character, ensuring that the village remains a separate community and is not subsumed into a larger urban or suburban environment. It is the open countryside around the village and across the parish that gives Newton Longville its distinct identity, with the views to and from the village an important amenity. This policy would see Areas of Separation immediately between the Settlement Boundary and the railway line, the former brickwork site/Newton Leys and the neighbouring villages, expanding on policies in the VALP which are intended to protect villages like Newton Longville from further coalescence with adjoining communities.

POLICY NL6 (Climate Change – Energy efficient buildings), as the title suggests, is designed to ensure that development within the parish meets the required level of performance to contribute to mitigating climate change and ensure alignment with Buckinghamshire Council's Climate Change and Air Quality Strategy.

Our Village Heritage

The purpose of **POLICY NL7 (The Conservation Area)** is to ensure the protection of that part of the village centred on the staggered crossroads which straddles Bletchley Road, Drayton Road, Stoke Road and Whaddon Road, including St Faith's Church, the Manor House, the Old Rectory and St Anne's Grange. The policy looks for opportunities to enhance the area's features and setting.



Newton Longville has 23 buildings listed on the Historic England register, including the Grade I St Faith's Church. As with NL7 for the Conservation Area above, **POLICY NL8 (Listed Buildings)** is intended to ensure that any development proposals should sustain and enhance the significance of heritage assets and their settings, and not be to their detriment.

Over and above the Conservation Area and the 23 listed buildings, Newton Longville also has a number of other buildings of local interest and while these do not have the same degree of official protection, **POLICY NL9 (Non Designated Heritage Assets - Buildings)** is intended to ensure that future development takes into account that these structures are important assets. Owners/occupiers of these properties (which include the former Baptist and Methodist chapels, and a number of non-listed buildings in Church End) have already been separately contacted.

POLICY NL10 (Other Heritage Assets - Archaeology) is intended to ensure appropriate protection of other historic features within the parish. Examples include finds from Roman settlements and a number of fields which have been identified as ridge and furrow in character. Some of these features may still to be discovered, so this policy sets out a requirement for detailed heritage assessments whenever and wherever significant development is proposed.

Our Natural Environment

The green infrastructure assets for Newton Longville comprise of local green spaces, informal open spaces, the allotments, playing fields and play area at Hammond Park, footways, public rights of way, ponds, woodland and land of biodiversity value. These serve to promote sustainable movement and ecological connectivity through the parish and for mitigating climate change, as well as providing significant benefit for health and wellbeing for both residents and visitors.



POLICY NL12 (Green Infrastructure Network) is intended to ensure that any future development within the parish will protect and enhance these green infrastructure assets.

We have a number of public rights of way, some of which connect roads within the village and others run from the village to and from adjoining communities. These provide both amenity for walkers and are important for local wildlife. The purpose of **POLICY NL13 (Public Rights of Way)** is to ensure that any future development within the parish will protect and enhance the rights of way network.

We have a number of local green spaces within Newton Longville which are very important in terms of setting the character of the village, and promoting health and wellbeing. **POLICY NL14 (Local Green Spaces)** identifies a number of these and is designed to protect and where possible enhance them. The draft Neighbourhood Plan lists a number of green spaces around the village including Hammond Park and the school playing field, and the prominent wide grass verges that run along the main roads through the village.

One specific example of a green space that is worth mentioning here is the wide grass verge off Drayton Road. As residents will be aware, there have been two recent applications (and now an appeal by the applicant) for 5G telecom masts and ancillary equipment cabinets, and Buckinghamshire Council have noted that we have had no Neighbourhood Plan policy to protect that green space.

Other Neighbourhood Plan Policies

It's clear that traffic and parking are key issues for the village. **POLICY 11 (Transport & Parking)** sets out a number of requirements designed to improve the situation for residents and visitors, including pedestrians, those with mobility needs, cyclists, public transport users and drivers.



POLICY 15 (Local Community

Uses) lists the community facilities which are available for public use, that is Longueville Hall, the Village Hall, Saint Faith's Church, Newton Longville Free Church and Newton Longville C of E Primary School. These provide significant benefits for residents and visitors as meeting places and venues for events as well as in some cases being places for worship. The policy



seeks to protect these and (where possible) to increase provision of similar facilities within the parish.

The purpose of **POLICY 16 (Commercial, Business & Services Uses)** is to ensure that the village continues to benefit from a variety of essential retail services, avoiding the need for residents to make unnecessary

and environmentally harmful journeys to alternatives in other areas. The policy lists a number of premises in Class E (Commercial, Business and Service) use such as the public house, the shops in Green Way and the retail outlets in Church End. These are all independent businesses of course, but if any were to close then we would like to ensure that a suitable equivalent use for the relevant building would be found.

POLICY 17 (Employment) covers support for existing and new rural businesses within the parish to enable them to grow and expand, including the development and diversification of agricultural and land-use businesses, provided that they do not cause unacceptable disturbance to neighbouring residential properties or generate a significant amount of additional traffic. They should also respect residential amenity, highway safety, and the environment.

Aspirations included in the Neighbourhood Plan



ASPIRATION A (Street Naming) references Newton Longville's heritage and covers the themes for the naming of streets in new developments, including Salden Chase. The names used should have a historical connection with the village so would include that of the 19 casualties from the village who died in the First and Second World War who are named on our Grade II Listed War Memorial.

Aspiration B (Traffic and Traffic Calming) picks up on the very clear message received from the September consultation about the need for the village to continue to push for measures to reduce the volume of through traffic using village roads and to implement measures to reduce vehicle speeds and incidents of poor driving behaviour, particularly on Bletchley Road, Drayton Road, Stoke Road, Westbrook End and Whaddon Road.



NP Section 4 - How you can see or obtain your own copy of the full draft Neighbourhood Plan document

- An electronic copy can be downloaded from the Parish Council website home page.
- Paper copies will be available to view at the consultation drop-in sessions (see below).
- A paper reference copy is available to view when Longueville Hall is open in the reception area.
- A printed copy can be requested from the Parish Council office (contact details below – please note that there will be a charge of £5).

NP Section 5 - Dates for your diary – Drop-in consultation sessions

- Friday 17th November 2023 from 3pm to 7pm
- Sunday 3rd December 2023 from 10am to 2pm to 5pm

Both sessions take place at Longueville Hall (Hammond Park, Whaddon Road, Newton Longville, MK17 0AT).

NP Section 6 – How to submit your views on the Newton Longville Neighbourhood Plan

1. Go to www.Newton-Longville.com and click on the link on the home page titled “Comment on the November 2023 Pre-Submission version of the Neighbourhood Plan” to be taken to the online form. Please note that as we now need to be very specific about what feedback applies to which part of the document, a different form needs to be completed for each section, policy, or aspiration that you wish to comment on.
2. There is a paper version of the consultation form which can be downloaded from the Parish Council website, picked up from Longueville Hall (when open) or collected at one of the two drop-in sessions. Copies can also be provided on request from the Parish Council office or one of the parish councillors.

For further information, please contact the Parish Council office by:

- Email – office@newtonlongville.gov.uk or
- Telephone 01908 367799 (leave a message if no answer)